

**Note: The following case(s) is/are included in this ad.**

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<b>Process No.</b>	<b>Applicant Name</b>
<a href="#"><u>04-399</u></a>	<a href="#"><u>COMMUNITY HEALTH FOUNDATION, INC.</u></a>
<a href="#"><u>05-020</u></a>	<a href="#"><u>GEMA LIMITED AND HAMGRO INVESTMENT S. A.</u></a>
<a href="#"><u>05-038</u></a>	<a href="#"><u>ELITE CONSTRUCTION &amp; DEVELOPMENT. INC.</u></a>
<a href="#"><u>05-050</u></a>	<a href="#"><u>MANUEL DIAZ</u></a>
<a href="#"><u>05-093</u></a>	<a href="#"><u>LE DEVELOPMENT LIMITED</u></a>
<a href="#"><u>05-095</u></a>	<a href="#"><u>LE DEVELOPMENT LIMITED</u></a>
<a href="#"><u>05-096</u></a>	<a href="#"><u>LE DEVELOPMENT LIMITED</u></a>
<a href="#"><u>05-097</u></a>	<a href="#"><u>LE DEVELOPMENT LTD.</u></a>
<a href="#"><u>05-108</u></a>	<a href="#"><u>GRIZZLY HOLDINGS L.L.C.</u></a>
<a href="#"><u>05-117</u></a>	<a href="#"><u>DOM USA HOMESTEAD L. L. C. &amp; SOUTH DADE INV. L.L.C.</u></a>
<a href="#"><u>05-164</u></a>	<a href="#"><u>GAIL M. SANTORO</u></a>

THE FOLLOWING HEARING WAS DEFERRED FROM 9/13/05 TO THIS DATE:

HEARING NO. 05-9-CZ15-2 (04-399)

7-56-40  
Council Area 15  
Comm. Dist. 9

APPLICANT: COMMUNITY HEALTH FOUNDATION, INC.

- (1) RU-3M to RU-4L
- (2) Applicant is requesting to permit parking and driveways within 25' of all the rights-of-way (not permitted).
- (3) Applicant is requesting to permit a minimum 5'6" wide (7' required) landscape buffer along the rights-of-way.

Upon a demonstration that the applicable standards have been satisfied, approval of requests #2 & #3 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "CHF Independent Senior Living," as prepared by Cazo Jarro, Architect, consisting of 6 pages and dated signed and sealed 5/31/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: The west ½ of the SE ¼ of the SE ¼ of the SW ¼ of Section 7, Township 56 South, Range 40 East, less the east 75' of the south 160', and less the south 55', and less the west 20' thereof.

LOCATION: The Northeast corner of S.W. 216 Street & S.W. 113 Avenue, A/K/A: 11293-95 S.W. 216 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.33 Net Acres

RU-3M (Minimum Apartment House 12.9 units/net acre)

RU-4L (Limited Apartment House 23 units/net acre)

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THE FOLLOWING HEARING WAS DEFERRED FROM 9/13/05 TO THIS DATE:

HEARING NO. 05-9-CZ15-4 (05-93)

17-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: LE DEVELOPMENT LIMITED

- (1) Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road adjacent to the subject property.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

- (2) Applicant is requesting to permit 5 single-family residences each with a lot area of 6,375 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphaele C. Chiappetta, consisting of 5 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 13-17, Block 67, LINCOLN CITY, SECTION H, Plat book 46, Page 91.

LOCATION: The north side of Old Cutler Road & approximately 75' east of S.W. 218 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.86 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 9/13/05 TO THIS DATE:

HEARING NO. 05-9-CZ15-5 (05-95)

8-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: LE DEVELOPMENT LIMITED

- (1) Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road adjacent to the subject property.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

- (2) Applicant is requesting to permit a single-family residence each with a lot area of 6,375 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphaele C. Chiappetta, consisting of 5 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lot 7, Block 60, LINCOLN CITY, SECTION G, Plat book 48, Page 75.

LOCATION: The northwest corner of S.W. 213 Street Road & Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 75' x 100'

PRESENT ZONING: RU-1 (Single Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 9/13/05 TO THIS DATE:

HEARING NO. 05-9-CZ15-6 (05-96)

8-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: LE DEVELOPMENT LIMITED

- (1) Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road adjacent to the subject property.

OR IN THE ALTERNATIVE TO REQUEST #1, THE FOLLOWING:

- (2) Applicant is requesting to permit 4 single-family residences each with a lot area of 6,375 sq. ft. (7,500 sq. ft. required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #1 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance) and request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option) or under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Cutler Bay Estates," as prepared by Raphaele C. Chiappetta, consisting of 6 sheets and dated 2/1/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: Lots 9-12, Block 63, LINCOLN CITY, SECTION G, Plat book 48, Page 75.

LOCATION: The northwest corner of S.W. 215 Street & Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.689 gross acre

PRESENT ZONING: RU-1 (Single Family Residential)

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THE FOLLOWING HEARING WAS DEFERRED FROM 9/13/05 TO THIS DATE:

HEARING NO. 05-9-CZ15-7 (05-108)

2-57-39  
Council Area: 15  
Comm. Dist.: 9

APPLICANT: GRIZZLY HOLDINGS L.L.C.

RU-1 to BU-1A

SUBJECT PROPERTY: The west 342.91' of the south 260' of the SE ¼ of the SW ¼ of the NW ¼ less the south 45' for Right-of-Way in Section 2, Township 57, South Range 39 East.

LOCATION: North of S.W. 288 Street & approximately 660' east of S.W. 137 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.69 Acres

RU-1 (Single Family Residential)

BU-1A (Business – Limited)

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THE FOLLOWING HEARING WAS DEFERRED FROM 9/13/05 TO THIS DATE:

HEARING NO. 05-9-CZ15-8 (05-117)

18-56-40  
Council Area 15  
Comm. Dist. 9

APPLICANTS: DOM USA HOMESTEAD L. L. C. & SOUTH DADE INV. L.L.C.

AU to RU-1M(a)

SUBJECT PROPERTY: The south 157.66' of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the east 50' for right-of-way and less the west 155.87' of the NE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$  AND: The north  $\frac{1}{3}$  of the SE  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SW  $\frac{1}{4}$ , less the east 50' for road all in Section 18, Township 56 South, Range 40 East.

LOCATION: Approximately 400' south of S.W. 224 Street, west of S.W. 112 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.905 Acres

AU (Agricultural – Residential)

RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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APPLICANT: GEMA LIMITED AND HAMGRO INVESTMENT S. A.

(1) AU to RU-3M

REQUEST #1 ON PARCEL "A"

(2) AU to RU-1M(a)

REQUEST #2 ON PARCEL "B"

(3) Applicant is requesting to permit parking back-out of 16' (22' required).

(4) Applicant is requesting to waive the zoning regulations requiring that the patio area of each townhouse unit be enclosed by a 6' high wall; to permit a 6' high chain link fence with columns and hedges enclosing the patio areas.

REQUESTS #3 & #4 ON PARCEL "A"

Upon a demonstration that the applicable standards have been satisfied, approval of requests #3 & #4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "MC Estates," as prepared by Ford, Armenteros & Manucy, consisting of 7 sheets, dated 1/17/05 and plans entitled "MC Estates by Cayon Development Group, consisting of 53 sheets, dated stamped received 8/10/05. Plans may be modified at public hearing.

SUBJECT PROPERTY: PARCEL "A": A portion of the north  $\frac{1}{2}$ , of the NE  $\frac{1}{4}$ , of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Commence at the Southwest corner of the north  $\frac{1}{2}$ , of the NE  $\frac{1}{4}$ , of said Section 19; thence N00°19'47"W, along the west Line of the NE  $\frac{1}{4}$  of said Section 19, for a distance of 454.63' to the Point of beginning of the hereinafter described parcel of land; thence continue N00°19'47"W, along the last described line, for a distance of 1324.45' to the Northwest corner of said Section 19; thence N89°09'43"E, along the north line of the NE  $\frac{1}{4}$ , of said Section 19, for a distance of 1,872.61'; thence S00°50'16"E for a distance of 153.53' to a Point of curvature of a circular curve to the right, concave to the west; thence S/ly along the arc of said curve, having for its elements a radius of 1,175', through a central angle of 2°45'02" for an arc distance of 56.41' to a Point of compound curvature of a circular curve to the right, concave to the Northwest; thence SW/ly along the arc of said curve, having for its elements a radius of 500', through a central angle of 15°31'48" for an arc distance of 135.52' to a Point of reverse curvature of a circular curve to the left, concave to the Southeast; thence SW/ly along the arc of said curve, having for its elements a radius of 460', through a central angle of 7°46'37" for an arc distance of 62.44' to a Point of tangency; thence S09°39'57"W for a distance of 318.85' to a Point of curvature of a

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APPLICANT: GEMA LIMITED AND HAMGRO INVESTMENT S. A.

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circular curve to the left, concave to the Southeast; thence SW/ly along the arc of said curve, having for its elements a radius of 2,323.36', through a central angle of 5°16'21" for an arc distance of 213.8' to a Point of compound curvature of a circular curve to the left, concave to the east; thence S/ly along the arc of said curve, having for its elements a radius of 410', through a central angle of 12°39'18" for an arc distance of 90.56' to a Point of reverse curvature of a circular curve to the right, concave to the west; thence S/ly along the arc of said curve, having for its elements a radius of 500', through a central angle of 8°34'19" for an arc distance of 74.8' to a Point of compound curvature of a circular curve to the right, concave to the west; thence S/ly along the arc of said curve, having for its elements a radius of 2,300', through a central angle of 1°20'41" for an arc distance of 53.98' to a Point of tangency; thence S00°46'33"E for a distance of 179.05 feet; thence S89°13'27"W, along the south line of the north ½, of the NE ¼, of said Section 19, for a distance of 1,098.68'; thence N00°46'33"W for a distance of 455.33'; thence S89°09'44"W for a distance of 656.47' to the Point of beginning. AND: A portion of the north ½, of the NE ¼, of Section 19, Township 56 South, Range 40 East, being more particularly described as follows:

Begin at the Southwest corner of the North ½, of the NE ¼, of said Section 19; thence N00°19'47"W, along the west line of the NE ¼ of said Section 19, for a distance of 454.63'; thence N89°09'44"E, for a distance of 656.47'; thence S00°46'33"E, for a distance of 455.33'; thence S89°13'27"W, along the south Line of the north ½, of the NE ¼, of said Section 19, for a distance of 660' to the Point of beginning. PARCEL "B": A portion of the north ½, of the NE ¼, of Section 19, Township 56 South, Range 40 East, and that certain portion of the north ½, of the NW ¼, of Section 20, Township 56 South, Range 40 East, lying W/ly of the portion taken for State Road No. 821 as described in Official Record Book 7422, at Page 425, being more particularly described as follows:

Commence at the Southwest Corner of the north ½, of the NE ¼, of said Section 19; thence N89°13'27"E, along the south line of the north ½, of the NE ¼, of said Section 19, for a distance of 1,756.68' to the Point of beginning of the hereinafter described parcel of land; thence N00°46'33"W, for a distance of 179.05' to a Point of curvature of a circular curve to the left, concave to the west; thence N/ly along the arc of said curve, having for its elements a radius of 2,300', through a central angle of 1°20'41" for an arc distance of 53.98' to a Point of compound curvature of a circular curve to the left, concave to the west; thence N/ly along the arc of said curve, having for its element a radius of 500', through a central angle of 8°34'19" for an arc distance of 74.8' to a Point of reverse curvature of a circular curve to the right, concave to the east; thence N/ly along the arc of said curve, having for its elements a radius of 410', through a central angle of 12°39'18" for an arc distance of 90.56' to a Point of compound curvature of a circular curve to the right, concave to the Southeast; thence NE/ly along the arc of said curve, having for its elements a radius of 2,323.36', through a central angle of 5°16'21" for an arc distance of 213.8' to a Point of tangency; thence North 09°39'57"E for a distance of 318.85' to a Point of curvature of a circular curve to the right, concave to the Southeast; thence NE/ly along the arc of said curve, having for its elements a radius of 460', through a central angle of

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APPLICANT: GEMA LIMITED AND HAMGRO INVESTMENT S. A.

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7°46'37" for an arc distance of 62.44' to a Point of reverse curvature of a circular curve to the left, concave to the Northwest; thence NE/ly along the arc of said curve, having for its elements a radius of 500', through a central angle of 15°31'48" for an arc distance of 135.52' to a Point of compound curvature, of a circular curve to the left, concave to the west; thence N/ly along the arc of said curve, having for its elements a radius of 1,175', through a central angle of 2°45'02" for an arc distance of 56.41' to a Point of tangency; thence N00°50'16"W for a distance of 153.53'; thence N89°09'43"E, along the north line of the NE ¼, of said Section 19, for a distance of 806.58' to the Northeast corner of the NE ¼, of said Section 19; thence N89°22'47"E, along the north line of the NW ¼, of said Section 20, for a distance of 224.76'; the next 4 courses and distances being along the W/ly Right-of-way Line of the Homestead Extension of the Florida's Turnpike (State Road 821); 1) thence S00°48'42"E for a distance of 620.02'; 2) thence S03°28'39"W for a distance of 401.12'; 3) thence S00°48'42"E for a distance of 200'; 4) thence S05°06'03"E for a distance of 107.39' feet; thence S89°19'57"W, along the south Line of the north ½, of the NW ¼, of said Section 20, for a distance of 214.9'; thence S89°13'27"W, along the south Line of the north ½, of the NE ¼, of said Section 19, for a distance of 919.54' to the Point of Beginning.

LOCATION: The Southeast corner of S.W. 112 Avenue & theoretical S.W. 232 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 86.71 Acres

AU (Agricultural – Residential)  
RU-3M (Minimum Apartment House 12.9 units/net acre)  
RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)

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HEARING NO. 05-10-CZ15-2 (05-38)

8-57-39  
Council Area: 15  
Comm. Dist. 8

APPLICANT: ELITE CONSTRUCTION & DEVELOPMENT. INC.

AU & EU-1 to RU1M(a)

SUBJECT PROPERTY: The east  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of the NW  $\frac{1}{4}$  of the SE  $\frac{1}{4}$  and the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of the SE  $\frac{1}{4}$ , lying W/ly of Canal C-103-1 in Section 8, Township 57, South Range 39 East

LOCATION: Lying approximately 131' south of S.W. 305 Terrace, north of theoretical S.W. 308 Street and on both sides of theoretical S.W. 159 Avenue, Miami-Dade County Florida

SIZE OF PROPERTY: 10 Acres

AU (Agricultural – Residential)  
EU-1 (Estates 1 Family 1 Acre Gross)  
RU1M(a) (Modified single family 5,000 sq. ft net)

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APPLICANT: MANUEL DIAZ

AU & RU-1M(a) to RU-1M(a)

SUBJECT PROPERTY: PARCEL 1: The south 43.56' of the north 463.56' of the east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East. AND: PARCEL 2: Commencing at a point 370' south of the Northeast corner of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East; thence west 330'; thence south 50'; thence east 330'; thence north 50' to the Point of beginning. AND: PARCEL 3: The south 108' of the north 370' of the east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East. AND: PARCEL 4: The east 175' of the north 75' of the SW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the east 25' thereof. AND PARCEL 5: The east ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East, less the north 463.56' thereof. AND: PARCEL 6: The east 25' of the east 175' of the north 75' of the SW ¼ of the NW ¼ of the SW ¼ of Section 19, Township 56 South, Range 40 East.

LOCATION: The Northwest corner of S.W. 242 Street & theoretical S.W. 115 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 3.3 Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

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HEARING NO. 05-10-CZ15-4 (05-97)

17-56-40  
Council Area 15  
Comm. Dist. 8

APPLICANT: LE DEVELOPMENT LTD.

Applicant is requesting to waive the zoning regulations requiring Old Cutler Road to be 100' in width and S.W. 216 Street to be 110' in width; to permit 35' of dedication (50' required) on the west side of Old Cutler Road and to permit 35' of dedication (55' required) on the south side of S.W. 216 Street.

Upon a demonstration that the applicable standards have been satisfied, approval of this request may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

SUBJECT PROPERTY: Lot 23, Block 67, LINCOLN CITY, SECTION "H," Plat book 46, Page 91.

LOCATION: The Southwest corner of S.W. 216 Street & Old Cutler Road, Miami-Dade County, Florida.

SIZE OF PROPERTY: 0.19 Acre

PRESENT ZONING: RU-1 (Single Family Residential)

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HEARING NO. 05-10-CZ15-5 (05-164)

23-56-39  
Council Area 15  
Comm. Dist. 8

APPLICANT: GAIL M. SANTORO

AU to RU-1M(a)

SUBJECT PROPERTY: Begin at the Southeast corner of the SE ¼ of the SE ¼; thence west 711.57' to the Point of beginning; thence north 330'; thence west 132'; thence south 330'; thence east 132' to the Point of beginning, less the south 35'; all in Section 23, Township 56 South, Range 39 East.

LOCATION: The Northwest corner of S.W. 248 Street (Silver Palm Drive) & S.W. 128 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 1.24 Gross Acres

AU (Agricultural – Residential)  
RU-1M(a) (Modified Single Family 5,000 sq. ft. net)

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